

OFFICE OF FISCAL ANALYSIS

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sSB-1556

AN ACT ESTABLISHING THE CONNECTICUT APPEALS BOARD FOR PROPERTY VALUATION.

OFA Fiscal Note

State Impact:

| Agency Affected | Fund-Effect | FY 26 \$ | FY 27 \$ |
|--|-------------------|-----------|-----------|
| Policy & Mgmt., Off. | GF - Cost | 924,700 | 924,700 |
| State Comptroller - Fringe Benefits ¹ | GF - Cost | 376,000 | 376,000 |
| Policy & Mgmt., Off. | GF - Revenue Gain | Potential | Potential |

Note: GF=General Fund

Municipal Impact:

| Municipalities | Effect | FY 26 \$ | FY 27 \$ |
|------------------------|---------|-----------|-----------|
| Various Municipalities | Savings | Potential | Potential |

Explanation

The bill results in an annual cost of approximately \$924,700 beginning in FY 26 to the Office of Policy and Management (OPM) and an annual cost of approximately \$376,000 to the Office of the State Comptroller for fringe benefits.² This cost will compensate the four board members (salary of approximately \$180,900 each) and one chairperson (salary of approximately \$201,000) for the Connecticut Appeals Board for

¹The fringe benefit costs for most state employees are budgeted centrally in accounts administered by the Comptroller. The estimated active employee fringe benefit cost associated with most personnel changes is 40.71% of payroll in FY 26.

² The bill specifies that the chairperson of the board will be paid the same salary as a Superior Court judge which is currently \$201,023. Each of the other board members will be paid 90% of that amount.

Property Valuation established by the bill.

The Connecticut Appeals Board for Property Valuation may establish a filing fee for appeal applications which may result in a potential revenue gain to OPM beginning in FY 26 that is dependent on the number of applications and the fee set by the board.

The bill allows any municipality to elect to use this board to hear and decide property tax appeals in place of its local board of assessment appeals. This may result in a potential savings to municipalities beginning in FY 26 to the extent local boards of assessment appeals hear fewer appeals.

Any additional impact is dependent on decisions made by the board of appeals.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to inflation and the number of appeals.